

National City FAR Bonus Zoning Table															
Underlying Base Zone	DU/Acre (Min. unless otherwise noted)	Adopted FAR	Min. DU Size	Height	Front Yard Setback	Sideyard Interior Setbacks	Sideyard Exterior Setback	Rear yard Setback	Minimum Distance between buildings	Common Usable Open Space (c)	Private Usable Open Space (c)	Area	Proposed FAR	FAR Tier	Land Use Description
MCR-1	24	0.6	600	3 stories and 50 feet	10	0'/10(a): Ten feet if adjacent to single-family or multi-family development without commercial/office uses	10	5	0'/10(a): Ten feet if adjacent to single-family or multi-family development without commercial/office uses	300 SF/du	75 SF/du	Westside	2.5	1	Multi-Use Commercial Residential
MCR-2	24 min./45 max.	0.6	600	5 stories and 65 feet	10	0'/10(a): Ten feet if adjacent to single-family or multi-family development without commercial/office uses	10	5	0'/10(a): Ten feet if adjacent to single-family or multi-family development without commercial/office uses	300 SF/du	75 SF/du	Westside - Civic Center Dr. District	2.5	1	Multi-Use Commercial Residential
MCR-2	24 min./65 max.	0.6	600	5 stories and 65 feet	10	0'/10(a): Ten feet if adjacent to single-family or multi-family development without commercial/office uses	10	5	0'/10(a): Ten feet if adjacent to single-family or multi-family development without commercial/office uses	300 SF/du	75 SF/du	TOD District	2.5	1	
RM-1	23	N/A	N/A	4 stories and 45'	15	5	5	5	N/A	See section: 18.41.040	See section: 18.41.040	5th and Palm	2.5	1	Multi Family Medium
RM-2	48	N/A	N/A	6 stories and 65 feet, Shall not exceed the allowed maximum height of accessory structures in adjacent zone within 100-feet of the adjacent zone.	10	5	5	5	5	See section: 18.41.040	See section: 18.41.040	18th	6	1	Multi Family Medium High
RM-3	75	N/A	N/A	9 stories and 95 feet, Shall not exceed the allowed maximum height of accessory structures in adjacent zone within 100-feet of the adjacent zone.	10	5	10	5	5	See section: 18.41.040	See section: 18.41.040	Mile of Cars and D	6	1	Multi Family High
MXC-1	48	2.0 (Mixed Use)/1.0 (Single use)	N/A	3 stories and 50 feet	0	0 or if adjacent to residential zone than same as residential zone	0	0	N/A	N/A	N/A	18th Street, Highland, Civic Center/Hoover	4	1	Minor Mixed-Use Corridor
MXD-1	48	2.0 (Mixed Use)/1.0 (Single use)	N/A	3 stories and 50 feet	0	0 or if adjacent to residential zone than same as residential zone; Maximum = 15' - 1st and 2nd story	0	0	N/A	N/A	N/A	Highland, Hoover	4	1	Minor Mixed-Use District
MXD-2	75	3.5 (Mixed Use)/2.5 (Single use)	N/A	5 stories and 65 feet	0	0 or if adjacent to residential zone than same as residential zone; Maximum = 10' - 1st and 2nd story	0	0	N/A	N/A	N/A	Plaza Boulevard	6	1	Major Mixed Use District
MXC-2	75	3.5 (Mixed Use)/2.5 (Single use)	N/A	5 stories and 65 feet	0	0 or if adjacent to residential zone than same as residential zone	0	0	N/A	N/A	N/A	Hospital, Plaza Bonita and Sweetwater Road	6	2	Minor Mixed use District